



**CITY OF MARATHON
SPECIAL MAGISTRATE HEARING
AGENDA**

Marathon Council Chambers
9805 Overseas Highway, Marathon
Thursday, January 18, 2024 at 2:00 P.M.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ADDITIONS/DELETIONS/CORRECTIONS**

NOTICES: THIS MEETING IS OPEN TO THE PUBLIC. PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, SUCH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PURSUANT TO FLORIDA STATUTE SECTION 162.07, IF THE CITY PREVAILS IN PROSECUTING A CASE BEFORE THE SPECIAL MAGISTRATE, THE CITY SHALL BE ENTITLED TO RECOVER ALL COSTS INCURRED IN PROSECUTING THE CASE BEFORE THE SPECIAL MAGISTRATE AND SUCH COSTS MAY BE INCLUDED IN THE LIEN AUTHORIZED UNDER SECTION 162.09(3), FLORIDA STATUTE.

- D. SWEARING IN OF WITNESSES TO TESTIFY**
- E. CASES FOR PUBLIC HEARING:**

CODE OFFICER DARLENE POINTER:

- 1. Case No: C-23-420 (CONTINUED FROM 12/13/23 HEARING)**
 - Respondent(s): Edel Sanchez, **(OWNER)**
Aqua Techs Pool Construction, Inc., Jose R Rodriguez **(CONTRACTOR)**
 - Location: 8260 Aviation Blvd, Marathon (Parcel ID 00331710-000000)
 - Violation(s): Illicit discharge under pool permit P-23-238 not following “Best Management Practices”
 - Code Section(s): Section 6-59 “Revocation of Building Permit” and Section 34-15 “Illicit Discharges”

CODE OFFICER DARLENE POINTER:

2. Case No: **C-23-313**
Respondent(s): 171 McKinley LLC c/o Prime Vacations LLC, Registered Agent
Najmy Thompson PL, Registered Agent
Location: 7196 Overseas Hwy, Marathon (Parcel ID 00101340-000100)
Violation(s): Work performed without a building permit and working through a Stop Work Order.
Code Section(s): Sec. 6-52 (a) (1) "Building or Site Preparation Permits Required"
Sec. 6-61 "Working Through a Stop Work Order/ Red Tag"
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CODE OFFICER DARLENE POINTER:

3. Case No: **C-23-486**
Respondent(s): Alfred and Doreen Guddemi (**OWNERS**)
Precision Fiberglass Pools of The Keys, Inc. John Miller (**CONTRACTOR**)
Edward A. Borysiewicz Certified Inspection Services, LLC, c/o Robert Palma (owner)
and (**PRIVATE PROVIDER**)
Location: 142 Sandy Ave, Marathon (PARCEL ID 00331061-008100)
Violation(s): Pool completed without proper inspections and an expired permit, P-22-343.
Code Section(s): Section 6-58 "Expiration of Building Permit"
Section 6-52 "Building Or Site Preparation Permits Required; Exceptions"
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CODE OFFICER DARLENE POINTER:

4. Case No: **C-23-448 (VACATION RENTAL)**
Respondent(s): Lisvan Say
Location: 57652 Overseas Hwy, Grassy Key (PARCEL ID 00373850-000000)
Violation(s): Advertising and renting without a valid Vacation Rental License. The last Vacation Rental License VACA-22-30 expired on January 31, 2023.
Code Section(s): Section 8-12 (a)(1) "License Required"
Section 8-14(16) "General Provisions"
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CODE OFFICER DARLENE POINTER:

5. Case No: **C-23-437 (VACATION RENTAL)**
Respondent(s): Anders Joes Rivero
Location: 1998 Overseas Hwy A33, Marathon (Parcel ID 00102891-001100)
Violation(s): Advertising and renting without a valid Vacation Rental License and for less than (7) nights.
Code Section(s): Section 8-12 (a)(1) "License Required"
Section 8-14(16) "General Provisions"

CODE OFFICER DARLENE POINTER:

6. Case No: **C-23-366 (CONTINUED FROM 10/19/23 HEARING)**
Respondent(s): Peter and Lindsay Castro
Location: 133 Coco Plum Dr 2, Marathon (Parcel ID: 00366290-000200)
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"
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CODE OFFICER DARLENE POINTER:

7. Case No: **C-23-396 (CONTINUED FROM 12/13/23 HEARING)**
Respondent(s): Jay Baron and Nancy L Welch
Location: 570 97th Street Ocean, MARATHON (Parcel ID 00351860-000000)
Violation(s): Advertising and renting as a Vacation Rental for less than (7) nights.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"
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CODE OFFICER JOSE SOLER:

8. Case No: **C-23- 354 (CONTINUED FROM 10/19/23 HEARING)**
Respondent(s): Michael Welch, Nancy Welch, Jay Baron and Allison Baron
Location: 231 Sombrero Beach Rd 2, Marathon FL (Parcel ID: 0032700-001601)
Violation(s): Advertising and renting under Vacation Rental License (VACA-20-791) for less than (7) nights.
Code Section(s): Section 8-12 (a) (1) "License Required"
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CODE OFFICER DARLENE POINTER:

9. Case No: **C-22-173** **CONTINUED TO NEXT HEARING**
Respondent(s): Leonardo L Garcia and Georgina Toledo
Location: 111 Mockingbird Ln, Marathon (PARCEL ID 00355417-003000)
Violation(s): Riprap wall installation. Large rocks were placed along the canal.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER DARLENE POINTER:

10. Case No: C-23-243

CONTINUED TO NEXT HEARING

Respondent(s): Steven and Edith Sabat

Location: 217 S Anglers Dr, Marathon (PARCEL ID 00355418-000700)

Violation(s): Concrete installation, repair of driveway, railings and stairs/dock without a permit. A Stop Work Order was posted on July 28, 2023.

Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER DARLENE POINTER:

11. Case No: C-23-321

CONTINUED TO NEXT HEARING

Respondent(s): Jose M Olivera and Marisol Garcia

Location: 8025 Tuna Dr, Marathon (RE# 00330740-000000)

Violation(s): Air Conditioning Unit installed without a permit.

Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER JOSE SOLER:

12. Case No: C-23-207

CONTINUED TO NEXT HEARING

Respondent(s): A-1 Financial Services LLC, Milo Lending, Registered Agent

Location: 7 Man-O-War Dr, Marathon (Parcel ID: 00354760-000000)

Violation(s): The construction of a Tiki/Chickee Hut without a building permit.

Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER JOSE SOLER:

13. Case No: C-23-257

WITHDRAWN BY COMPLIANCE

Respondent(s): Martins Real Estate Corp., Daniel Martin

Location: 81 Avenue G, Marathon, (Parcel ID: 00364610-000000)

Violation(s): Downstairs enclosure without the benefit of a building permit.

Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER JOSE SOLER:

CASE RESOLVED BY SETTLEMENT AGREEMENT

14. Case No: C-23-377
Respondent(s): Sunset Tiki LLC
Location: 6850 Overseas Hwy 204, Marathon (Parcel ID: 00103523-000800)
Violation(s): Advertising and renting without a valid Vacation Rental License
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"

F. OTHER BUSINESS: The next Code Hearing is scheduled for February 15th at 2:00PM.

G. ADJOURNMENT:

In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities requiring special accommodations or assistance in order to participate in this proceeding, shall notify the City ADA Coordinator at (305) 289-5022 of such need at least 72 hours in advance.